

## DEPARTMENT OF PLANNING & LAND MANAGEMENT

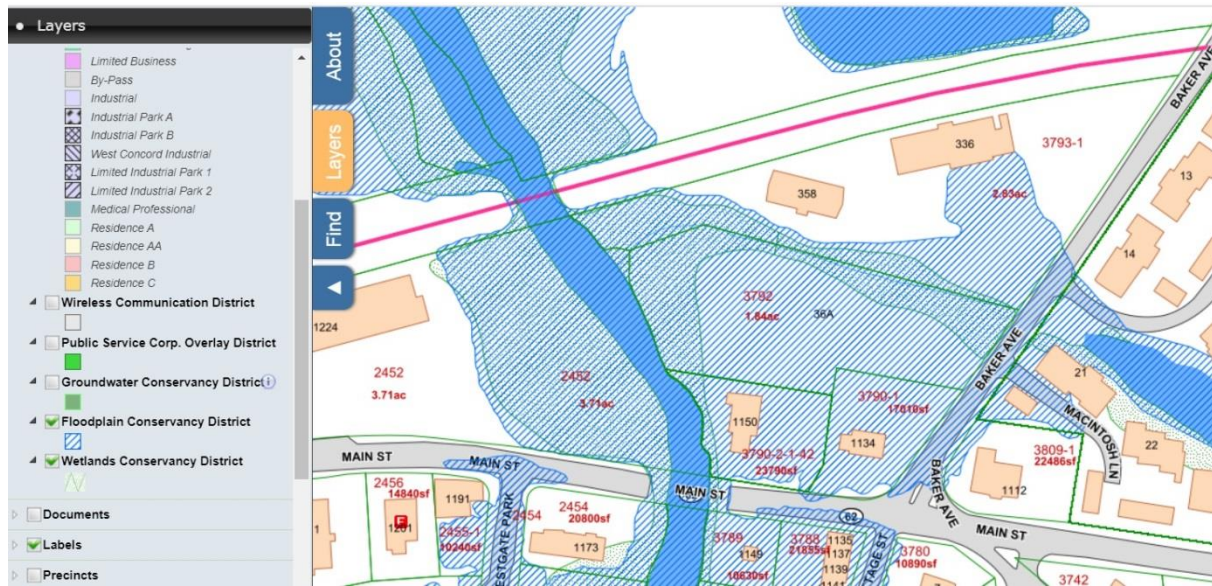
Chase Bank  
1134 Main Street

Report Date: July 6, 2020  
Prepared by: Elizabeth Hughes, Town Planner

### GENERAL INFORMATION

Owner:	Nikoel, LLC 78 Rhode Island Ave. #3 Newport, RI 02840
Applicant:	Chase Bank 10 S. Dearborn – 15 <sup>th</sup> Floor Chicago, IL 60603
Requested Action:	Recommendation to the Zoning Board of Appeals for a Special Permit and Site Plan Approval under Sections 7.2, 11.6 and 11.8 of the Zoning Bylaw to demolish the existing bank building, construct a new bank building, and perform related site improvements in the Floodplain Conservancy District.
Location/ Lot Size/Utilities:	The property is located on the northwest corner of the intersection of Main Street and Baker Avenue and addressed as 1134 Main Street (Parcel 3790-1). The property is approximately 23, 203 s.f. and is serviced by gas and Town water, sewer, and electric.
Zoning/Existing Land Use:	The property is located in the West Concord Business with Floodplain Conservancy District covering most of the Site due to a tributary of the Assabet River located north adjacent to the property. The Site is currently developed with bank with 2 drive-thru teller/ATM isle and associated parking.
Surrounding Land Uses/(Zoning):	Directly to the west and south is commercial development (West Concord Business District). To the north is open space land owned by the Town of Concord and commercial/industrial development (Industrial Park A). To the south is residential development and to the east is a bank and residential development (Residence C).





## **I. Proposed Project**

The Applicant seeks a Special Permit with Site Plan Approval for the following:

- 1) Demolition of the existing 1,270 s.f. building, drive-thru teller isle and 10 parking spaces.
- 2) Construction of a new 2,200 s.f. building closer to Main Street with a finish floor above the 100-yr floodplain.
- 3) Modification to the existing driveways and reconfiguration of the parking lot with 15 spaces (2 spaces counted for the drive-thru ATM) and new vehicle circulation pattern
- 4) Installation of a freestanding drive-thru ATM machine
- 5) Associated site lighting and landscaping improvements

The project requires 163.7 c.y. of cut and 104.8 c.y. of fill within the 100-yr floodplain and will have approximately 300 s.f. reduction in impervious surface. The Applicant intends to re-use the existing utilities and existing drainage infrastructure to limit ground disturbance and unnecessary excavation. The drainage is handled through a series of catch basins and manholes that connect to the Town's drainage system in Main Street.

## **III. Zoning Bylaw Review**

### *Section 7.2.6.2 Flood Plain Conservancy District*

*The Planning Board and Natural Resources Commission shall submit to the Board written recommendations including at least:*

- (a) *An evaluation of the proposed use, including its probable effect or impact upon the Town's water supply, the quality of water in the area, the natural flow pattern of watercourses, nearby or pertinent floodwater storage areas or other areas subject to seasonal or periodic flooding and the general health, safety and welfare of the inhabitants of the Town; and*

The Applicant is proposing 163.7 c.y. of cut and 104.8 c.y. of fill within the 100-yr floodplain, which is slightly above the required 1.5 times compensatory flood storage. The Assistant Town Engineer has reviewed the floodplain calculations and does not have any issues. Additionally, he notes that the project represents a safety improvement since the finish floor of the new structure will be above the 100-year floodplain where the existing building is 8" below.

The Natural Resources Commission opened the hearing to review a Notice of Intent to demolish the existing bank and construct a new bank on May 20, 2020. At that hearing, the NRC requested the following information:

1. Provide the square footage of the existing structure.
2. Provide the square footage and volume calculations of the proposed floodplain fill, and proposed compensatory storage. Volume calculations of fill and compensatory storage need to be provided in 1-foot increments to confirm that at least 1:1 compensatory storage is provided in accordance with the Wetlands Protection Act Regulations.
3. Show areas of fill and compensatory storage on the plans.
4. Provide the square footage of existing and proposed impervious surface within the Riverfront Area and 100-year floodplain.

*(b) A recommendation as to whether the special permit should be granted and whether any restrictions should be imposed upon the proposed use as a condition of such permit.*

The Town Planner believes that the Applicant needs to address the questions and issues raised by the Natural Resources Commission before the Planning Board is able to make their recommendation to the Zoning Board of Appeals:

#### *11.6 Special Permit*

*Special permits shall be granted by the Board or the Planning Board, unless other criteria are otherwise specified herein, only upon the written determination of either board, as applicable, that the adverse effects of the proposed use will not outweigh its beneficial impacts to the public interest, the town and the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site.*

A Special Permit is required for the demolition and reconstruction of the structure within the Floodplain Conservancy District. The Zoning Board of Appeals will have to determine whether the proposed work in the 100-year floodplain will not outweigh its beneficial impacts to the public interest, the town and the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site

#### **11.8.5 Site Plan Review**

*a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers, and preservation of views, light and air;*

In a June 29, 2020 memo, the Assistant Town Engineer raises some questions and issues regarding the stormwater drainage that the Applicant should addressed. The Town Planner believes the relocation of the building on the site with the parking located behind and the new landscaping is an improvement for sound and sight buffers and the view of the site from the intersection.

- b) *Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly;*

The reconfigured traffic flow from the driveways off Main Street and Baker Avenue reduces the vehicle conflict points within the parking lot and driveways and allows for vehicles to queue up in the parking lot and not out into the street. In a June 29, 2020 memo, the Assistant Town Engineer raises some questions and concerns that the Applicant should address regarding the drive-up ATM sight distance, vehicle turning movements from Main Street, and the need for additional signage within the parking lot.

- c) *Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site;*

The proposed project includes the installation of a new dumpster enclosure which will be adequate for the use and facilitate the disposal of refuse.

- d) *Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises;*

In a June 24, 2020 memo, the Building Commissioner notes the Applicant is proposing 15 parking spaces, but that 17 parking spaces required. The Applicant should determine whether they wish to reduce the square footage of the building or the number of ATM machines. As noted above, the Assistant Town Engineer raises some questions and concerns that the Applicant should address regarding the drive-up ATM sight distance, vehicle turning movements from Main Street, and the need for additional signage within the parking lot. A loading space is not required for the proposed use.

- e) *Adequacy of the method of exterior lighting for convenience, safety and security within the site and for protection of neighboring properties, roadways and the night sky;*

The Town Planner believes that the level of lighting for the site is excessive and notes that the Lighting Plan shows light extending off the property and up lighting on the building, which is prohibited. The lighting cut-sheets for the Lumark wall-pack and the McGraw-Edison pole fixture shown on Sheet C-9 only show the dimensions and not the lighting specifications. The lighting analysis is conducted at 3 ft. above grade, which means for a person walking or driving by, the light level will be brighter. The Lighting Plan states all proposed fixtures will be on timers to operate 30 minutes after sunset and 30 minutes before sunrise. The Town Planner does not believe there is any reason for all of the lighting on the site to remain on all night or that lighting needs to extend beyond the parking lot to the north. Given the amount of glass along the building façade facing Main Street, the Planning Board may wish to discuss what level of lighting will be proposed for inside the building when the bank is closed since it also has the potential to spill over the front property line.

- f) *Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of this Bylaw;*

The Applicant is proposing to shift the location of the new building closer to the Main Street with the majority of the parking behind the building, which is more consistent with the village character and to provide larger landscape island at the intersection and along Baker Avenue that will improve the overall character of the site. The proposed project also reduces the overall amount of impervious coverage of the site. In a June 24, 2020 memo, the

Building Commissioner notes that no more than two principal signs are allowed for each business establishment. The Applicant is proposing a transom sign, a free-standing pylon sign and directional signage with the Chase name on them. All of these signs with the Chase name are considered signs.

At the July 1, 2020 meeting, the West Concord Advisory Committee discussed with the Applicant the building entrance as proposed is on Baker Ave and not Main St, which is the stronger pedestrian route. The Applicant stated that site constraints dictated the placement of the front entrance, and that the entrance facing Baker Ave was only a few feet from the Main Street façade. The WCAC encouraged the Applicant to consider other possible improvements to walkability on Main Street, via either landscape or hardscape associated with the building.

- g) *Impact on the Town's resources including the effect on the Town's water supply and distribution system, sewage collection and treatment, fire protection, and streets, and;*

The Community Safety Officer and the Assistant Fire Chief do not have any issues or concerns with the proposed project. The Assistant Fire Chief notes that the redevelopment of the site is an improvement considering the state of the current vacant building, the installation of a new and modern fire alarm system and better access. He does request that weeks prior to demolition of the building, the Fire Department be allowed to conduct training on this building (no live fire training). In a June 24, 2020 memo, the Water-Sewer Engineer notes some issues with the water and sewer utility plans that need to be addressed by the Applicant.

- h) *Incorporation of sustainability and resiliency principles into the site design that result in a plan that is responsive to the environment and actively contributes to the development of more sustainable community.*

In a June 25<sup>th</sup>, 2020 memo, the Sustainability Director notes that The Town of Concord has ambitious climate goals including reducing community-wide greenhouse gas emissions 80% by 2050. Electrification of buildings is a key strategy to achieving those goals. As such, the Town encourages all-electric new construction and retrofits. It appears in the utility plan that the developers intend to use natural gas in the building. The Sustainability Director encourages the Applicant to consider an all-electric design through the use of air-source or ground-source heat pumps. She adds that the use of LED lighting in the outdoor lighting plan is an improvement and encourages the use of efficient interior LED lighting as well. However, the Applicant has not indicated any additional sustainability measures that are being incorporated into the site design and recommends that the Planning Board discuss with the Applicant whether this is feasible given the scope of the project.

In a July 6, 2020 memo, the West Concord Advisory Committee notes its support for the Applicant to consider rooftop solar or other measures to improve energy efficiency of the building.

#### **IV. Town Planner Recommendation**

The Town Planner recommends that the Planning Board discuss with the Applicant the issues and concerns raised in this report and then continue the application to a future meeting to allow the Applicant time to provide additional information and revised the plans accordingly.